

**Village of Cold Spring
Code Update Committee
January 20, 2016**

The Code Update Committee of the Village of Cold Spring held a meeting on Wednesday, January 20, 2016 at 7:00 PM at the Village Hall, 85 Main Street, Cold Spring NY

Attending were Board members: Carolyn Bachan, Norah Hart, Paul Henderson, Donald Mac Donald and Ethan Timm; and Trustee Marie Early. Ms. Bachan had to leave before the end of the meeting.

Trustee Early opened the meeting at 7:09 P.M. She said has been unable to reach Ms. Waldorf at NYSERDA to confirm materials and reimbursement. Ms. Waldorf had sent some additional comment to the PBMR which Mr. Fink will address. Mr. Fink has created a Dropbox containing materials used at other Zoning Board meetings. Some of these materials may be helpful in creating the materials for the public meeting to be held at the end of March. The dropbox access information has been sent to all Code Update Committee members.

2. Minutes:

The minutes of January 6, 2016 were reviewed. Comments were received. Ms. Hart moved to approve the amended minutes; Mr. MacDonald seconded the motion. The minutes were approved 4-0 (Ms. Bachan abstained since she was unable to attend the entire meeting on Jan. 6).

3. Detached Garage Drawings.

Mr. Timm provided drawings showing detached garages of varying height and varying setbacks (using a setback multiplier related to height), illustrating the effect of distance (setbacks) and height when garages are located near another building. Mr. Henderson provided diagrams of currently existing "clustered" accessory buildings.

The diagrams provided a basis for significant discussion. It was agreed that detached garages would be limited to a maximum height of one and one half stories, not to exceed 20 feet to the ridge line. In addition, the setback (both rear and side) for a detached garage would be a minimum of three feet, or the height of the ridge line times .25, whichever is larger. As an example, a detached garage of 15 feet height to the ridge line would be required to have a setback of 3.75 feet, while a detached garage of 11 feet height to the ridge line would be required to have a setback of 3 feet. This topic is now completed.

4. Accessory Building Standards.

The current code enforcement relative to temporary buildings identified in a building permit:

If it is a constructed shed on the ground (not portable), it would need a permit.

If it is a storage unit or trailer, since its mobile, it would not need a permit. However, the temporary structure is only permitted for the duration of the project with a current building permit for that project.

If a prefab tented enclosure, the circumstances above would apply.

Any temporary structure, e.g. construction trailer, portable toilet, safety fencing, storage unit, storage trailer, etc., is permitted for the duration of the project that has a current building permit.

This topic is now completed.

5. Waterfront recreation continued:

The committee continued discussion on the topic including water dependent and water enhanced only or should it be expanded; also included in the discussion was privately owned property. It was agreed

that a new zoning district would be created "Parks and Recreation" (PR-1). This designation would apply to the Waterfront Park, Dockside, Mayors Park, Ronald McConville/Tots Park, West Point Foundry Preserve, Foundry Dock Park, the Boat Club and the area from the Boat Club to Market Street. Permitted uses would include neighborhood and community parks and playgrounds, public plazas and bandstands, bicycle and pedestrian trails, athletic fields and court games, clubs and camps, wildlife refuges and conservation areas, forestry and water dependent uses such as docks and boat launches. Commercial facilities incidental to the operation of public recreational uses, such as refreshment stands, B&Bs, restaurants, offices, and museums, would be allowed subject to a special use permit that takes into consideration factors such as traffic, property size and location. This topic is now complete.

6. Permitted Uses

The committee reviewed the current permitted uses and uses by special permit for B-1 (Main Street) and B-2 (Chestnut Street). The following changes were agreed:

B-1: Remove "Newspaper and job printing", "Wholesale sales and incidental storage, provided all goods shall be stored in fully enclosed structures", "Car sales (franchised dealers only)", "motels, rooming houses, tourist homes, boarding house", "By special permit: public garages and filling stations provided certain conditions are met". Add "B&B", "overnight accommodation".

Additional discussion is needed on B-2 and the other zoning districts.

7. Process for March, 2016 Public Meeting

Committee members were asked to review the materials provided by Ted Fink for discussion at the next meeting..

8. Public Comment

There were no public comments

10. Old Business

There was no old business.

11. New Business

There was no new business.

The next meeting will be Jan. 20, 2016.

Ms. Hart moved to adjourn the meeting and Mr. Timm seconded the motion. The meeting adjourned at 9:05 P.M.

Respectfully submitted by
Marie Early